152.0	0007	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	831,900 /	831,900
USE VALUE:	831,900 /	831,900
ASSESSED:	831,900 /	831,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CULHANE MARC D & ANNE S
Owner 2:	
Owner 3:	
Street 1:	33 HAWTHORNE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CULHANE SUE D/TRUSTEE -
Owner 2:	33 HAWTHORNE AVE NOMINEE -
Street 1:	156 SCITUATE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1619 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6046.000	350,800		481,100	831,900
Total Card	0.139	350,800		481,100	831,900
Total Parcel	0.139	350,800		481,100	831,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 513.84 | /Parcel: 513.84

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	100955
GIS Ref	
GIS Ref	
Insp Date	05/23/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 152.0-0007-0010.0

!11934!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	350,800	0	6,046.	481,100	831,900		Year end	12/23/2021
2021	101	FV	225,600	0	6,046.	481,100	706,700		Year End Roll	12/10/2020
2020	101	FV	225,700	0	6,046.	481,100	706,800	706,800	Year End Roll	12/18/2019
2019	101	FV	193,400	0	6,046.	451,000	644,400	644,400	Year End Roll	1/3/2019
2018	101	FV	201,500	0	6,046.	372,900	574,400	574,400	Year End Roll	12/20/2017
2017	101	FV	201,500	0	6,046.	342,800	544,300	544,300	Year End Roll	1/3/2017
2016	101	FV	201,500	0	6,046.	312,700	514,200	514,200	Year End	1/4/2016
2015	101	FV	190,300	0	6,046.	306,700	497,000	497,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:26:35

LAST REV

Date	Time
06/17/21	16:15:34
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11934

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CULHANE SUE D/T	70529-518		1/19/2018	Family	615,000	No	No		
CULHANE JAMES P	66589-583		12/28/2015	Convenience	99	No	No		Francis Culhane dod 2/12/1973
	12609-246		4/2/1974			No	No		N

USER DEFINED

Prior Id # 1:	100955
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/26/2020	551	Addition	200,000	O				
6/19/2000	492	Wood Dec	1,500	C				14X14 DECK

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2018	Inspected	BS	Barbara S
5/11/2018	MEAS&NOTICE	BS	Barbara S
11/6/2008	Meas/Inspect	345	PATRIOT
11/19/1999	Meas/Inspect	270	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6046		Sq. Ft.	Site		0	80.	0.99	9									481,102						481,100	

Total AC/HA:	0.13880	Total SF/SM:	6046	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	481,102	Spl Credit		Total:	481,100

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29854846
Const Adj.:	0.98990101
Adj $ / SQ:	167.106
Other Features:	95369
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	430984
Depreciation:	80163
Depreciated Total:	350821

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

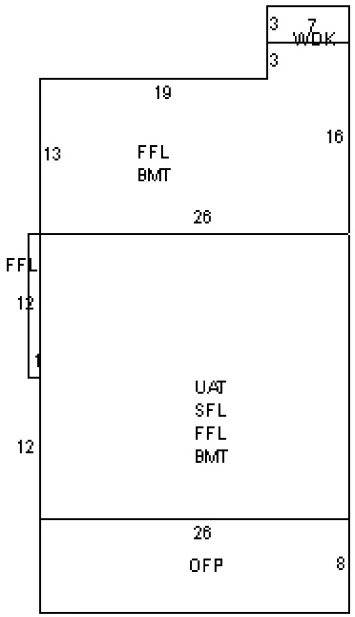
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	167.11
Special Features:	0	Val/Su Net:	117.44
Final Total:	350800	Val/Su SzAd	216.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	995	167.110	166,271
BMT	Basement	983	50.130	49,280
SFL	Second Floor	624	167.110	104,274
OFP	Open Porch	208	24.190	5,031
UAT	Upper Attic	156	66.840	10,427
WDK	Deck	21	15.840	333

Net Sketched Area:		2,987	Total:		335,616
Size Ad	1619	Gross Area	3455	FinArea	1619

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0007-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: